

IN RE: PETITION FOR ZONING VARIANCE
SW/Corner Proctor Lane and
Waltham Woods Road
(2519 Proctor Lane)
9th Election District
6th Councilmanic District
Salvatore J. Costa
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-536-A

FINDINGS OF FACT AND CONCLUSIONS OF LFM

The Petitioner herein requests a variance to permit a distance between facing elevations of 21 feet in lieu of the required 25 feet for buildings between 20 and 25 feet in height for a proposed garage addition, in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property known as 2519 Proctor Lane, consists of .29 acres zoned D.R. 5.5 and is improved with a single family dwelling and attached one car garage. Petitioner is desirous of expanding the existing garage to provide safe and secure storage for two antique cars he owns. Testimony indicated the Petitioner has experienced vandalism to his cars in the past. Mr. Costa testified he does no automobile repair work on the premises. Mr. Costa further testified he has discussed his plans with the adjoining property owners who have no objections to the proposed garage addition. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the

subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of August, 1990 that the Petition for Zoning Variance to permit a distance between facing elevations of 21 feet in lieu of the required 25 feet for buildings between 20 and 25 feet in height for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The existing garage and proposed garage addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:hjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 2, 1990

Mr. Salvatore J. Costa
2519 Proctor Lane
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
SW/Corner Proctor Lane and Waltham Woods Road
(2519 Proctor Lane)
9th Election District - 6th Councilmanic District
Salvatore J. Costa - Petitioner
Case No. 90-536-A

Dear Mr. Costa:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:hjs

cc: People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7/15/90
Posted for: Variance
Petitioner: Salvatore J. Costa
Location of property: SW/Corner Proctor Lane & Waltham Woods Rd.
2519 Proctor Lane
Location of Sign: Facing Public Lane, across St. in Towson
on property of Petitioner
Remarks: M. Haines
Posted by: M. Haines Date of return: 7/24/90
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

5/05/90

PUBLIC HEARING FEES QTY PRICE
010 -ZONING-VARIANCE (IRL) 1 X \$35.00
LAST NAME OF OWNER: COSTA TOTAL: \$35.00

Cashier Validation:

B B C55*****3590* 3C4F
Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 7/31/90

PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$127.41
LAST NAME OF OWNER: COSTA TOTAL: \$127.41

Cashier Validation:

Please make checks payable to: Baltimore County

D4404W00P01CHIC \$127.41
BA C009136AUB-01-92

#383
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-536-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1 To allow a distance between facing elevations of 21 feet in lieu of the required 25 feet for buildings between 20-25 feet in height.
1. LOOK CAR PARKED ON STREET DAMAGED BY HIT & RUN
2. CARS PARKED IN DRIVEWAY HIT BY PELLET GUN
3. GARAGE FOR CLASSIC CAR

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) SALVATORE J. COSTA
Signature Signature
Address (Type or Print Name)
City and State
Attorney for Petitioner: 2519 PROCTOR LANE 661-2116
(Type or Print Name) Address Phone No.
Signature SALVATORE J. COSTA 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name Address Phone No.
Attorney's Telephone No.: 30

ORDERED By The Zoning Commissioner of Baltimore County, this 30 day

of May 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of August, 1990, at 9:30 o'clock P.M.

ESTIMATED LENGTH OF HEARING - 1/2 HR. - 1 HR. - 1 1/2 HR. - 2 HR. - 3 HR. - 4 HR. - 5 HR. - 6 HR. - 7 HR. - 8 HR. - 9 HR. - 10 HR. - 11 HR. - 12 HR. - 13 HR. - 14 HR. - 15 HR. - 16 HR. - 17 HR. - 18 HR. - 19 HR. - 20 HR. - 21 HR. - 22 HR. - 23 HR. - 24 HR. - 25 HR. - 26 HR. - 27 HR. - 28 HR. - 29 HR. - 30 HR. - 31 HR. - 32 HR. - 33 HR. - 34 HR. - 35 HR. - 36 HR. - 37 HR. - 38 HR. - 39 HR. - 40 HR. - 41 HR. - 42 HR. - 43 HR. - 44 HR. - 45 HR. - 46 HR. - 47 HR. - 48 HR. - 49 HR. - 50 HR. - 51 HR. - 52 HR. - 53 HR. - 54 HR. - 55 HR. - 56 HR. - 57 HR. - 58 HR. - 59 HR. - 60 HR. - 61 HR. - 62 HR. - 63 HR. - 64 HR. - 65 HR. - 66 HR. - 67 HR. - 68 HR. - 69 HR. - 70 HR. - 71 HR. - 72 HR. - 73 HR. - 74 HR. - 75 HR. - 76 HR. - 77 HR. - 78 HR. - 79 HR. - 80 HR. - 81 HR. - 82 HR. - 83 HR. - 84 HR. - 85 HR. - 86 HR. - 87 HR. - 88 HR. - 89 HR. - 90 HR. - 91 HR. - 92 HR. - 93 HR. - 94 HR. - 95 HR. - 96 HR. - 97 HR. - 98 HR. - 99 HR. - 100 HR. - 101 HR. - 102 HR. - 103 HR. - 104 HR. - 105 HR. - 106 HR. - 107 HR. - 108 HR. - 109 HR. - 110 HR. - 111 HR. - 112 HR. - 113 HR. - 114 HR. - 115 HR. - 116 HR. - 117 HR. - 118 HR. - 119 HR. - 120 HR. - 121 HR. - 122 HR. - 123 HR. - 124 HR. - 125 HR. - 126 HR. - 127 HR. - 128 HR. - 129 HR. - 130 HR. - 131 HR. - 132 HR. - 133 HR. - 134 HR. - 135 HR. - 136 HR. - 137 HR. - 138 HR. - 139 HR. - 140 HR. - 141 HR. - 142 HR. - 143 HR. - 144 HR. - 145 HR. - 146 HR. - 147 HR. - 148 HR. - 149 HR. - 150 HR. - 151 HR. - 152 HR. - 153 HR. - 154 HR. - 155 HR. - 156 HR. - 157 HR. - 158 HR. - 159 HR. - 160 HR. - 161 HR. - 162 HR. - 163 HR. - 164 HR. - 165 HR. - 166 HR. - 167 HR. - 168 HR. - 169 HR. - 170 HR. - 171 HR. - 172 HR. - 173 HR. - 174 HR. - 175 HR. - 176 HR. - 177 HR. - 178 HR. - 179 HR. - 180 HR. - 181 HR. - 182 HR. - 183 HR. - 184 HR. - 185 HR. - 186 HR. - 187 HR. - 188 HR. - 189 HR. - 190 HR. - 191 HR. - 192 HR. - 193 HR. - 194 HR. - 195 HR. - 196 HR. - 197 HR. - 198 HR. - 199 HR. - 200 HR. - 201 HR. - 202 HR. - 203 HR. - 204 HR. - 205 HR. - 206 HR. - 207 HR. - 208 HR. - 209 HR. - 210 HR. - 211 HR. - 212 HR. - 213 HR. - 214 HR. - 215 HR. - 216 HR. - 217 HR. - 218 HR. - 219 HR. - 220 HR. - 221 HR. - 222 HR. - 223 HR. - 224 HR. - 225 HR. - 226 HR. - 227 HR. - 228 HR. - 229 HR. - 230 HR. - 231 HR. - 232 HR. - 233 HR. - 234 HR. - 235 HR. - 236 HR. - 237 HR. - 238 HR. - 239 HR. - 240 HR. - 241 HR. - 242 HR. - 243 HR. - 244 HR. - 245 HR. - 246 HR. - 247 HR. - 248 HR. - 249 HR. - 250 HR. - 251 HR. - 252 HR. - 253 HR. - 254 HR. - 255 HR. - 256 HR. - 257 HR. - 258 HR. - 259 HR. - 260 HR. - 261 HR. - 262 HR. - 263 HR. - 264 HR. - 265 HR. - 266 HR. - 267 HR. - 268 HR. - 269 HR. - 270 HR. - 271 HR. - 272 HR. - 273 HR. - 274 HR. - 275 HR. - 276 HR. - 277 HR. - 278 HR. - 279 HR. - 280 HR. - 281 HR. - 282 HR. - 283 HR. - 284 HR. - 285 HR. - 286 HR. - 287 HR. - 288 HR. - 289 HR. - 290 HR. - 291 HR. - 292 HR. - 293 HR. - 294 HR. - 295 HR. - 296 HR. - 297 HR. - 298 HR. - 299 HR. - 300 HR. - 301 HR. - 302 HR. - 303 HR. - 304 HR. - 305 HR. - 306 HR. - 307 HR. - 308 HR. - 309 HR. - 310 HR. - 311 HR. - 312 HR. - 313 HR. - 314 HR. - 315 HR. - 316 HR. - 317 HR. - 318 HR. - 319 HR. - 320 HR. - 321 HR. - 322 HR. - 323 HR. - 324 HR. - 325 HR. - 326 HR. - 327 HR. - 328 HR. - 329 HR. - 330 HR. - 331 HR. - 332 HR. - 333 HR. - 334 HR. - 335 HR. - 336 HR. - 337 HR. - 338 HR. - 339 HR. - 340 HR. - 341 HR. - 342 HR. - 343 HR. - 344 HR. - 345 HR. - 346 HR. - 347 HR. - 348 HR. - 349 HR. - 350 HR. - 351 HR. - 352 HR. - 353 HR. - 354 HR. - 355 HR. - 356 HR. - 357 HR. - 358 HR. - 359 HR. - 360 HR. - 361 HR. - 362 HR. - 363 HR. - 364 HR. - 365 HR. - 366 HR. - 367 HR. - 368 HR. - 369 HR. - 370 HR. - 371 HR. - 372 HR. - 373 HR. - 374 HR. - 375 HR. - 376 HR. - 377 HR. - 378 HR. - 379 HR. - 380 HR. - 381 HR. - 382 HR. - 383 HR. - 384 HR. - 385 HR. - 386 HR. - 387 HR. - 388 HR. - 389 HR. - 390 HR. - 391 HR. - 392 HR. - 393 HR. - 394 HR. - 395 HR. - 396 HR. - 397 HR. - 398 HR. - 399 HR. - 400 HR. - 401 HR. - 402 HR. - 403 HR. - 404 HR. - 405 HR. - 406 HR. - 407 HR. - 408 HR. - 409 HR. - 410 HR. - 411 HR. - 412 HR. - 413 HR. - 414 HR. - 415 HR. - 416 HR. - 417 HR. - 418 HR. - 419 HR. - 420 HR. - 421 HR. - 422 HR. - 423 HR. - 424 HR. - 425 HR. - 426 HR. - 427 HR. - 428 HR. - 429 HR. - 430 HR. - 431 HR. - 432 HR. - 433 HR. - 434 HR. - 435 HR. - 436 HR. - 437 HR. - 438 HR. - 439 HR. - 440 HR. - 441 HR. - 442 HR. - 443 HR. - 444 HR. - 445 HR. - 446 HR. - 447 HR. - 448 HR. - 449 HR. - 450 HR. - 451 HR. - 452 HR. - 453 HR. - 454 HR. - 455 HR. - 456 HR. - 457 HR. - 458 HR. - 459 HR. - 460 HR. - 461 HR. - 462 HR. - 463 HR. - 464 HR. - 465 HR. - 466 HR. - 467 HR. - 468 HR. - 469 HR. - 470 HR. - 471 HR. - 472 HR. - 473 HR. - 474 HR. - 475 HR. - 476 HR. - 477 HR. - 478 HR. - 479 HR. - 480 HR. - 481 HR. - 482 HR. - 483 HR. - 484 HR. - 485 HR. - 486 HR. - 487 HR. - 488 HR. - 489 HR. - 490 HR. - 491 HR. - 492 HR. - 493 HR. - 494 HR. - 495 HR. - 496 HR. - 497 HR. - 498 HR. - 499 HR. - 500 HR. - 501 HR. - 502 HR. - 503 HR. - 504 HR. - 505 HR. - 506 HR. - 507 HR. - 508 HR. - 509 HR. - 510 HR. - 511 HR. - 512 HR. - 513 HR. - 514 HR. - 515 HR. - 516 HR. - 517 HR. - 518 HR. - 519 HR. - 520 HR. - 521 HR. - 522 HR. - 523 HR. - 524 HR. - 525 HR. - 526 HR. - 527 HR. - 528 HR. - 529 HR. - 530 HR. - 531 HR. - 532 HR. - 533 HR. - 534 HR. - 535 HR. - 536 HR. - 537 HR. - 538 HR. - 539 HR. - 540 HR. - 541 HR. - 542 HR. - 543 HR. - 544 HR. - 545 HR. - 546 HR. - 547 HR. - 548 HR. - 549 HR. - 550 HR. - 551 HR. - 552 HR. - 553 HR. - 554 HR. - 555 HR. - 556 HR. - 557 HR. - 558 HR. - 559 HR. - 560 HR. - 561 HR. - 562 HR. - 563 HR. - 564 HR. - 565 HR. - 566 HR. - 567 HR. - 568 HR. - 569 HR. - 570 HR. - 571 HR. - 572 HR. - 573 HR. - 574 HR. - 575 HR. - 576 HR. - 577 HR. - 578 HR. - 579 HR. - 580 HR. - 581 HR. - 582 HR. - 583 HR. - 584 HR. - 585 HR. - 586 HR. - 587 HR. - 588 HR. - 589 HR. - 590 HR. - 591 HR. - 592 HR. - 593 HR. - 594 HR. - 595 HR. - 596 HR. - 597 HR. - 598 HR. - 599 HR. - 600 HR. - 601 HR. - 602 HR. - 603 HR. - 604 HR. - 605 HR. - 606 HR. - 607 HR. - 608 HR. - 609 HR. - 610 HR. - 611 HR. - 612 HR. - 613 HR. - 614 HR. - 615 HR. - 616 HR. - 617 HR. - 618 HR. - 619 HR. - 620 HR. - 621 HR. - 622 HR. - 623 HR. - 624 HR. - 625 HR. - 626 HR. - 627 HR. - 628 HR. - 629 HR. - 630 HR. - 631 HR. - 632 HR. - 633 HR. - 634 HR. - 635 HR. - 636 HR. - 637 HR. - 638 HR. - 639 HR. - 640 HR. - 641 HR. - 642 HR. - 643 HR. - 644 HR. - 645 HR. - 646 HR. - 647 HR. - 648 HR. - 649 HR. - 650 HR. - 651 HR. - 652 HR. - 653 HR. - 654 HR. - 655 HR. - 656 HR. - 657 HR. - 658 HR. - 659 HR. - 660 HR. - 661 HR. - 662 HR. - 663 HR. - 664 HR. - 665 HR. - 666 HR. - 667 HR. - 668 HR. - 669 HR. - 670 HR. - 671 HR. - 672 HR. - 673 HR. - 674 HR. - 675 HR. - 676 HR. - 677 HR. - 678 HR. - 679 HR. - 680 HR. - 681 HR. - 682 HR. - 683 HR. - 684 HR. - 685 HR. - 686 HR. - 687 HR. - 688 HR. - 689 HR. - 690 HR. - 691 HR. - 692 HR. - 693 HR. - 694 HR. - 695 HR. - 696 HR. - 697 HR. - 698 HR. - 699 HR. - 700 HR. - 701 HR. - 702 HR. - 703 HR. - 704 HR. - 705 HR. - 706 HR. - 707 HR. - 708 HR. - 709 HR. - 710 HR. - 711 HR. - 712 HR. - 713 HR. - 714 HR. - 715 HR. - 716 HR. - 717 HR. - 718 HR. - 719 HR. - 720 HR. - 721 HR. - 722 HR. - 723 HR. - 724 HR. - 725 HR. - 726 HR. - 727 HR. - 728 HR. - 729 HR. - 730 HR. - 731 HR. - 732 HR. - 733 HR. - 734 HR. - 735 HR. - 736 HR. - 737 HR. - 738 HR. - 739 HR. - 740 HR. - 741 HR. - 742 HR. - 743 HR. - 744 HR. - 745 HR. - 746 HR. - 747 HR. - 748 HR. - 749 HR. - 750 HR. - 751 HR. - 752 HR. - 753 HR. - 754 HR. - 755 HR. - 756 HR. - 757 HR. - 758 HR. - 759 HR. - 760 HR. - 761 HR. - 762 HR. - 763 HR. - 764 HR. - 765 HR. - 766 HR. - 767 HR. - 768 HR. - 769 HR. - 770 HR. - 771 HR. - 772 HR. - 773 HR. - 774 HR. - 775 HR. - 776 HR. - 777 HR. - 778 HR. - 779 HR. - 780 HR. - 781 HR. - 782 HR. - 783 HR. - 784 HR. - 785 HR. - 786 HR. - 787 HR. - 788 HR. - 789 HR. - 790 HR. - 791 HR. - 792 HR. - 793 HR. - 794 HR. - 795 HR. - 796 HR. - 797 HR. - 798 HR. - 799 HR. - 800 HR. - 801 HR. - 802 HR. - 803 HR. - 804 HR. - 805 HR. - 806 HR. - 807 HR. - 808 HR. - 809 HR. - 810 HR. - 811 HR. - 812 HR. - 813 HR. - 814 HR. - 815 HR. - 816 HR. - 817 HR. - 818 HR. - 819 HR. - 820 HR. - 821 HR. - 822 HR. - 823 HR. - 824 HR. - 825 HR. - 826 HR. - 827 HR. - 828 HR. - 829 HR. - 830 HR. - 831 HR. - 832 HR. - 833 HR. - 834 HR. - 835 HR. - 836 HR. - 837 HR. - 838 HR. - 839 HR. - 840 HR. - 841 HR. - 842 HR. - 843 HR. - 844 HR. - 845 HR. - 846 HR. - 847 HR. - 848 HR. - 849 HR. - 850 HR. - 851 HR. - 852 HR. - 853 HR. - 854 HR. - 855 HR. - 856 HR. - 857 HR. - 858 HR. - 859 HR. - 860 HR. - 861 HR. - 862 HR. - 863 HR. - 864 HR. - 865 HR. - 866 HR. - 867 HR. - 868 HR. - 869 HR. - 870 HR. - 871 HR. - 872 HR. - 873 HR. - 874 HR. - 875 HR. - 876 HR. - 877 HR. - 878 HR. - 879 HR. - 880 HR. - 881 HR. - 882 HR. - 883 HR. - 884 HR. - 885 HR. - 886 HR. - 887 HR. - 888 HR. - 889 HR. - 890 HR. - 891 HR. - 892 HR. - 893 HR. - 894 HR. - 895 HR. - 896 HR. - 897 HR. - 898 HR. - 899 HR. - 900 HR. - 901 HR. - 902 HR. - 903 HR. - 904 HR. - 905 HR. - 906 HR. - 907 HR. - 908 HR. - 909 HR. - 910 HR. - 911 HR. - 912 HR. - 913 HR. - 914 HR. - 915 HR. - 916 HR. - 917 HR. - 918 HR. - 919 HR. - 920 HR. - 921 HR. - 922 HR. - 923 HR. - 924 HR. - 925 HR. - 926 HR. - 927 HR. - 928 HR. - 929 HR. - 930 HR. - 931 HR. - 932 HR. - 933 HR. - 934 HR. - 935 HR. - 936 HR. - 937 HR. - 938 HR. - 939 HR. - 940 HR. - 941 HR. - 942 HR. - 943 HR. - 944 HR. - 945 HR. - 946 HR. - 947 HR. - 948 HR. - 949 HR. - 950 HR. - 951 HR. - 952 HR. - 953 HR. - 954 HR. - 955 HR. - 956 HR. - 957 HR. - 958 HR. - 959 HR. - 960 HR. - 961 HR. - 962 HR. - 963 HR. - 964 HR. - 965 HR. - 966 HR. - 967 HR. - 968 HR. - 969 HR. - 970 HR. - 971 HR. - 972 HR. - 973 HR. - 974 HR. - 975 HR. - 976 HR. - 977 HR. - 978 HR. - 979 HR. - 980 HR. - 981 HR. - 982 HR. - 983 HR. - 984 HR. - 985 HR. - 986 HR. - 987 HR. - 988 HR. - 989 HR. - 990 HR. - 991 HR. - 992 HR. - 993 HR. - 994 HR. - 995 HR. - 996 HR. - 997 HR. - 998 HR. - 999 HR. - 1000 HR. - 1001 HR. - 1002 HR. - 1003 HR. - 1004 HR. - 1005 HR. - 1006 HR. - 1007 HR. - 1008 HR. - 1009 HR. - 1010 HR. - 1011 HR. - 1012 HR. - 1013 HR. - 1014 HR. - 1015 HR. - 1016 HR. - 1017 HR. - 1018 HR. - 1019 HR. - 1020 HR. - 1021 HR. - 1022 HR. - 1023 HR. - 1024 HR. - 1025 HR. - 1026 HR. - 1027 HR. - 1028 HR. - 1029 HR. - 1030 HR. - 1031 HR. - 1032 HR. - 1033 HR. - 1034 HR. - 1035 HR. - 1036 HR. - 1037 HR. - 1038 HR. - 1039 HR. - 1040 HR. - 1041 HR. - 1042 HR. - 1043 HR. - 1044 HR. - 1045 HR. - 1046 HR. - 1047 HR. - 1048 HR. - 1049 HR. - 1050 HR. - 1051 HR. - 1052 HR. - 1053 HR. - 1054 HR. - 1055 HR. - 1056 HR. - 1057 HR. - 1058 HR. - 1059 HR. - 1060 HR. - 1061 HR. - 1062 HR. - 1063 HR. - 1064 HR. - 1065 HR. - 1066 HR. - 1067 HR. - 1068 HR. - 1069 HR. - 1070 HR. - 1071 HR. - 1072 HR. - 1073 HR. - 1074 HR. - 1075 HR. - 1076 HR. - 1077 HR. - 1078 HR. - 1079 HR. - 1080 HR. - 1081 HR. - 1082 HR. - 1083 HR. - 1084 HR. - 1085 HR. - 1086 HR. - 1087 HR. - 1088 HR. - 1089 HR. - 1090 HR. - 1091 HR. - 1092 HR. - 1093 HR. - 1094 HR. - 1095 HR. - 1096 HR. - 1097 HR. - 1098 HR. - 1099 HR. - 1100 HR. - 1101 HR. - 1102 HR. - 1103 HR. - 1104 HR. - 1105 HR. - 1106 HR. - 1107 HR. - 1108 HR. - 1109 HR. - 1110 HR. - 1111 HR. - 1112 HR. - 1113 HR. - 1114 HR. - 1115 HR. - 1116 HR. - 1117 HR. - 1118 HR. - 1119 HR. - 1120 HR. - 1121 HR. - 1122 HR. - 1123 HR. - 1124 HR. - 1125 HR. - 1126 HR. - 1127 HR. - 1128 HR. - 1129 HR. - 1130 HR. - 1131 HR. - 1132 HR. - 1133 HR. - 1134 HR. - 1135 HR. - 1136 HR. - 1137 HR. - 1138 HR. - 1139 HR. - 1140 HR. - 1141 HR. - 1142 HR. - 1143 HR. - 1144 HR. - 1145 HR. - 1146 HR. - 1147 HR. - 1148 HR. - 1149 HR. - 1150 HR. - 1151 HR. - 1152 HR. - 1153 HR. - 1154 HR. - 1155 HR. - 1156 HR. - 1157 HR. - 1158 HR. - 1159 HR. - 1160 HR. - 1161 HR. - 1162 HR. - 1163 HR. - 1164 HR. - 1165 HR. - 1166 HR. - 1167 HR. - 1168 HR. - 1169 HR. - 1170 HR. - 1171 HR. - 1172 HR. - 1173 HR. - 1174 HR. - 1175 HR. - 1176 HR. - 1177 HR. - 1178 HR. - 1179 HR. - 1180 HR. - 1181 HR. - 1182 HR. - 1183 HR. - 1184 HR. - 1185 HR. - 1186 HR. - 1187 HR. - 1188 HR. - 1189 HR. - 1190 HR. - 1191 HR. - 1192 HR. - 1193 HR. - 1194 HR. - 1195 HR. - 1196 HR. - 1197 HR. - 1198 HR. - 1199 HR. - 1200 HR. - 1201 HR. - 1202 HR. - 1203 HR. - 1204 HR. - 1205 HR. - 1206 HR. - 1207 HR. - 1208 HR. - 1209 HR. - 1210 HR. - 1211 HR. - 1212 HR. - 1213 HR. - 1214 HR. - 1215 HR. - 1216 HR. - 1217 HR. - 1218 HR. - 1219 HR. - 1220 HR. - 1221 HR. - 1222 HR. - 1223 HR. - 1224 HR. - 1225 HR. - 1226 HR. - 1227 HR. - 1228 HR. - 1229 HR. - 1230 HR. - 1231 HR. - 1232 HR. - 1233 HR. - 1234 HR. - 1235 HR. - 1236 HR. - 1237 HR. - 1238 HR. -

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 6, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-536-A
SAC Proctor Lane and Waltham Woods Road
259 Proctor Lane
9th Election District - 8th Councilmanic
Petitioner(s): Salvatore J. Costa
HEARING: MONDAY, AUGUST 1, 1990 at 9:30 a.m.

Variance to allow a distance between facing elevations of 21 feet in lieu of the required 25 feet for buildings between 20 - 25 feet in height.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Salvatore J. Costa

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 10, 1990

Mr. Salvatore J. Costa
2519 Proctor Lane
Baltimore, MD 21234

RE: Item No. 383, Case No. 90-536-A
Petitioner: Salvatore J. Costa
Petition for Zoning Variance

Dear Mr. Costa:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 30th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman,
Zoning Plans Advisory Committee

Petitioner: Salvatore J. Costa

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
DATE: May 22, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Salvatore J. Costa, Item No. 383

The Petitioner requests a Variance to permit a reduction in setback for facing elevations in order to construct a garage addition. In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

June 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 351, 381, 382, 383, 384, 386, 389, 390, 391, 392 and 393.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

RECEIVED
JUN 13 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

MAY 21, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SALVATORE J. COSTA
Location: #2519 PROCTOR LANE
Item No.: 383 Zoning Agenda: MAY 29, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

